

oakheart

£200,000

By Auction

Maldon Court, Great Cornard



A superb opportunity to acquire this well-presented three-bedroom end-of-terrace property, ideally situated in the sought-after residential area of Maldon Court, Great Cornard. This home offers comfortable family living with the added benefit of a single garage, a versatile outbuilding, and a beautifully landscaped rear garden.

The ground floor features a welcoming entrance hall leading to a spacious living room, stretching the full depth of the property

with direct access to the sunroom and rear garden. The kitchen is bright and well-appointed with ample storage and workspace, providing a pleasant area for everyday cooking. Upstairs, there are three bedrooms, including two generous doubles and a well-proportioned single, along with a modern family bathroom and separate WC.

Externally, the property benefits from a beautifully landscaped rear garden, thoughtfully designed with both relaxation and

entertaining in mind. There is also a brick-built outbuilding, ideal for storage or use as a small workshop. To the side, a single garage provides additional parking or further storage space.

Located close to local schools, shops, and amenities, and just a short distance from Sudbury town centre and train station, this lovely home combines convenience with a peaceful residential setting.

Call Oakheart today to arrange your viewing!





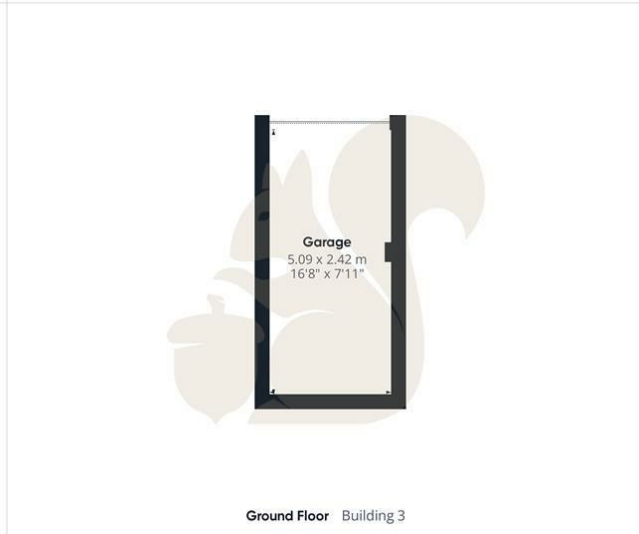
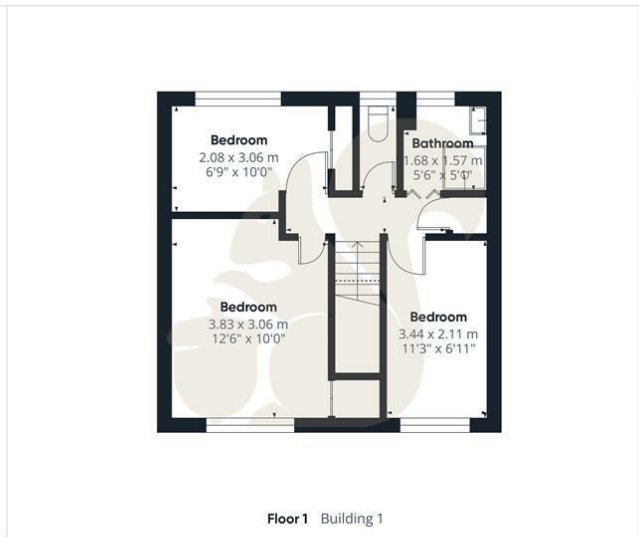












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**Approximate total area<sup>1)</sup>**  
90.2 m<sup>2</sup>  
973 ft<sup>2</sup>

**Reduced headroom**  
0.1 m<sup>2</sup>  
1 ft<sup>2</sup>

(1) Excluding balconies and terraces.

Reduced headroom  
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.


**GIRAFFE360**

Local Authority:

Tenure:  
Freehold

Council Tax Band:  
B

**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.